



LOCATION MAP
Scale: 1" = 2000'

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE MEWS AT WILLIAMSBURG, PHASE IV IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

March 14, 1990
DATE *C. Lewis Waltrip, Inc.*
NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY I, *WILLIAMSBURG*
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS *14th* DAY OF *MARCH* 19*90*. MY COMMISSION EXPIRES *3/19/90*
William J. Mutton
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE MEWS AT WILLIAMSBURG, INC. TO C. LEWIS WALTRIP, INC. BY DEED DATED FEBRUARY 11, 1987 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 331 PAGE 239.

ENGINEER OR SURVEYOR'S CERTIFICATE

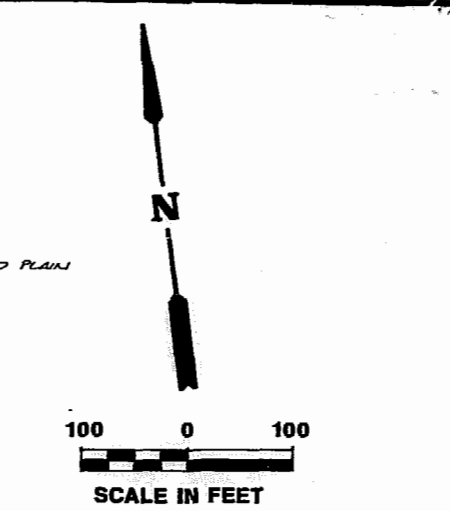
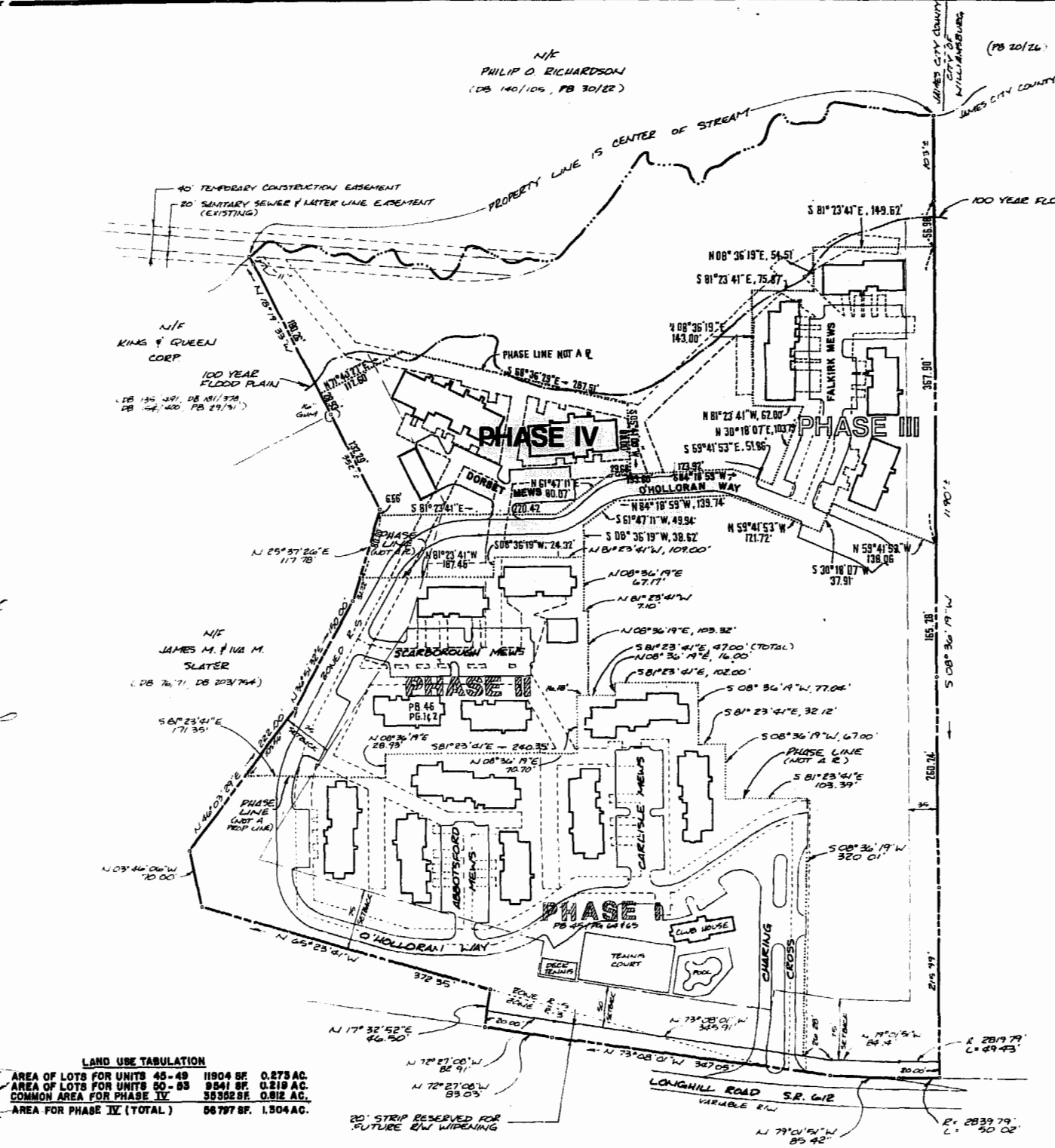
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

4-9-90
DATE *G.T. Wilson, Jr.*
G.T. WILSON, JR. C.L.S.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

4/10/90
DATE *Steve Jones*
VIRGINIA DEPARTMENT OF HEALTH
3/10/90
DATE *Steve Jones*
SUBDIVISION AGENT OF JAMES CITY COUNTY



GENERAL NOTES

1. ALL LOTS ARE TO BE PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
2. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
3. ALL LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD.

NOTE: THE MEWS AT WILLIAMSBURG, INC. RESERVES RIGHTS-OF-WAY AND EASEMENTS FOR UTILITIES, SIDEWALKS, EXTERIOR MAINTENANCE AND SLOPE AND DRAINAGE OVER AND ACROSS EACH OF THE LOTS, PARCELS, AND STREETS SHOWN HEREON. THE MEWS AT WILLIAMSBURG, INC. ALSO RESERVES OF RESALE OF ITSELF AND ALL PRESENT AND FUTURE OWNERS OF UNITS, THEIR FAMILIES AND CRESTS, EASEMENT OVER AND THROUGH PROPERTIES SHOWN HEREON FOR PURPOSES OF ACCESS, INGRESS, AND EGRESS.

THE RECORDING OF THIS PLAT BY THE MEWS AT WILLIAMSBURG, INC., ITS SUCCESSORS OR ASSIGNS, SHALL NOT BE CONSTRUED AS A DEDICATION TO THE PUBLIC OF ANY STREET, ROAD, LOT, PARCEL OR OTHER PORTION OF THE LAND SHOWN AND DESCRIBED IN THIS PLAT.

A LINE RUNNING LONGITUDINALLY DOWN THE CENTER OF A PARTY WALL, AS THAT TERM IS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MEWS AT WILLIAMSBURG REFERRED TO BELOW, SHALL FORM THE LOT LINES FOR THE ADJOINING LOTS ON EITHER SIDE OF SUCH PARTY WALL, NOTWITHSTANDING THE FACT THAT THESE PLATS MIGHT SHOW SUCH LOT LINES BEING SITUATED ELSEWHERE.

THE LANDS DEPICTED AND SHOWN ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MEWS AT WILLIAMSBURG RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

FOR PURPOSES OF COMPLIANCE WITH BUILDING LOCATION REQUIREMENTS OF JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LINES, AND SERVICE LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE LOT PROPERTY LINES.

CHESAPEAKE BAY ACT NOTICE

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and any local ordinances adopted pursuant thereto. These regulations and ordinances may place additional requirements on lots recorded after September 30, 1989, and may limit development of lots. Owners should familiarize themselves with the regulations and ordinances and are encouraged to contact the James City County Director of Code Compliance for more information.

LAND USE TABULATION

AREA OF LOTS FOR UNITS 45-49	11804 SF	0.273 AC.
AREA OF LOTS FOR UNITS 50-53	9541 SF	0.219 AC.
COMMON AREA FOR PHASE IV	35302 SF	0.812 AC.
AREA FOR PHASE IV (TOTAL)	66797 SF	1.504 AC.

REFERENCE:
PLAT BOOK 43, PAGE 84; DEED BOOK 320, PAGE 84; PLAT BOOK 45, PAGE 648-65;
PLAT BOOK 46, PAGE 182; PLAT BOOK 49, PAGE 188-17; PLAT BOOK 49, PAGE 93

AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23185
(804) 253-0040
Engineering, Planning, Surveying

PLAT OF SUBDIVISION
THE MEWS
AT WILLIAMSBURG
PHASE IV - UNIT 45-53
OWNER: C. LEWIS WALTRIP, INC.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMS	Drawn VMS/BS
Date 1"=100'	March, 1990
Project No. 5656	Drawing No. 1 of 2

